

CHAPTER 2: COMMUNITY CONCERNS AND VISION

GROWTH RELATED CONCERNS AND ASPIRATIONS

The identification of growth related concerns and aspirations by the public and local leaders helps to determine the most problematic issues facing the community. These community concerns and aspirations are based on a Town visioning session, community survey results, steering committee feedback (Planning Board), and discussion with Town staff.

KEY PLANNING ISSUES IMPACTING SUNSET BEACH

The list of significant community issues were established from public meetings, staff input, Planning Board, and Town Council guidance, and lingering concerns identified in the 2006/2010 Land Use Plan.

Given the number and complexity of issues, and the Town's limited capacity to address them all, the Town can only fully address or attempt to resolve a handful of community issues.

As a result, a list of community concerns and aspirations has been prioritized based on public input. These important issues are thoroughly addressed under the policy statements in Chapter 10 of this land use plan. Furthermore, a set of objectives are provided to address the top issues. Action items are contained in the Town's Implementation Schedule (Table 10.1). The purpose of the schedule is to ensure that policies are implemented and town goals are actively pursued.

GENERAL ISSUES IDENTIFIED

The following list contains growth related issues identified through public input. The list is not in any particular order. Please note that the majority of these issues mimic those identified in the 2010 Land Use Plan. Because the Town strives to maintain its character and existing land use patterns, many of the issues identified remain the same.

- Growth and Development within Sensitive Coastal Habitats
- Proactively Manage Intensity (building height and lot coverage) and Density (units per acre) of all new Development
- Stormwater Runoff
- Beach Renourishment and Protection
- Beach Access and Parking

- Housing Types Being Developed – Options for an aging population
- Types of Commercial Development
- Redevelopment of Existing Structures
- Town Responsibility for Remaining Consistent with Land Use Plan When Taking Public Action

PRIORITY ISSUES

- Growth Management and Regulation (e.g. Zoning)
- Stormwater Runoff Management
- Public Parking
- Environmental Protection
- Density of Development
- Open Space Preservation

PRIORITY GOALS

1. Preserve the traditional character, intensity and density of the residential areas, particularly the existing single-family neighborhoods and open areas.
2. Reduce the negative effects of stormwater runoff and flooding.
3. Enhance and better manage public parking and public access facilities.
4. Encourage senior housing opportunities and amenities for Sunset Beach residents.
5. Enhance options for walking and cycling in Town, while also ensuring that roadways and intersections are safe for non-motorized users of all ages.
6. Increase the preservation and enhancement of environmentally sensitive areas such as wetlands and Areas of Environmental Concern (AECs).
7. Ensure that redevelopment of currently developed areas are compatible with its surrounding areas, as well as other Town goals.
8. Retain the existing low profile (i.e. building height) of the community.
9. Preserve the current use of lands with existing golf course facilities (i.e. those

areas encompassing and needed for the traditional playing of professional and/or championship level golf), and discourage future residential infill development of those areas.

KEY GOALS OF CAMA TO BE INTEGRATED WITH TOWN GOALS

In addition to the Town's list of priority issues and associated goals, the Coastal Resource Commission (CRC) and the Division of Coastal Management (DCM) have a set of that address the planning requirements of the Coastal Area Management Act (CAMA). These goals are related to five development-related "Management Topics" established by the CRC. **The Management Topic areas include: 1) Land Use Compatibility; 2) Public Access; 3) Infrastructure Carrying Capacity; 4) Natural Hazards; and 5) Surface Water Quality.** Consistency with the goals of the CAMA Management Topics is essential for the proper use, development, and protection of coastal resources.

Many of the issues and goals identified and prioritized by the Town already address the broad CAMA goals and will be integrated and combined where applicable. However, where Town identified goals may be lacking, the Town is required to integrate and attempt to meet all the goals under the Management Topics.

The CAMA Management Topics Goals that are to be integrated with Town goals include:

- Ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impacts, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and manmade features.
- Maximize public access to the beaches and the public trust waters of the jurisdiction.
- Ensure that public infrastructure systems are appropriately sized, located and managed so the quality and productivity of areas of environmental concern and other fragile areas are protected or restored.
- Conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.
- Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.

VISION STATEMENT

The Vision Statement of Sunset Beach is intended to be a general and brief statement about the Town's main preferences for future growth. The Vision Statement should be based on a consensus of the views of community citizens and community representatives.

To maximize the utility and scope of the Vision Statement of Sunset Beach, community priority issues, local citizen input, and the preferences of the local government were all considered during the statement creation process.

2016 Sunset Beach Vision Statement

"The Town of Sunset Beach intends to promote and support the orderly economic and aesthetic growth and development of the community in accordance with its adopted Land Use Plan and development-related ordinances. The Town of Sunset Beach desires to maintain its unique coastal-town character by promoting lower-density and single-family residential development as its primary growth pattern. The Town also recognizes that it coexists with a fragile coastal environment, and it shall seek to preserve and conserve the land and estuarine water, including its beach and golf course amenities that have made this community a highly desirable place to live. Furthermore, the Town values being responsive to the public and improving the quality of life for all its citizens. To this end, the Town shall continually seek the involvement, input and various viewpoints of its citizens during the Town's official consideration of land use and development decisions."